

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND
DEVELOPMENT**

STAFF REPORT

9

CASE NUMBER: SUP15-206 **LUCB Meeting:** April 9, 2015

DEVELOPMENT NAME: J.R. Auto Sales Inc.

LOCATION: 3297 Summer Ave

COUNCIL DISTRICT: 3

SUPER DISTRICT: 8

OWNER OF RECORD/APPLICANT: John and Gertrude Brannon

REPRESENTATIVE: Tim McCaskill

REQUEST: To allow used auto sales within a CMU-3 zoning district

AREA: 0.63 acres

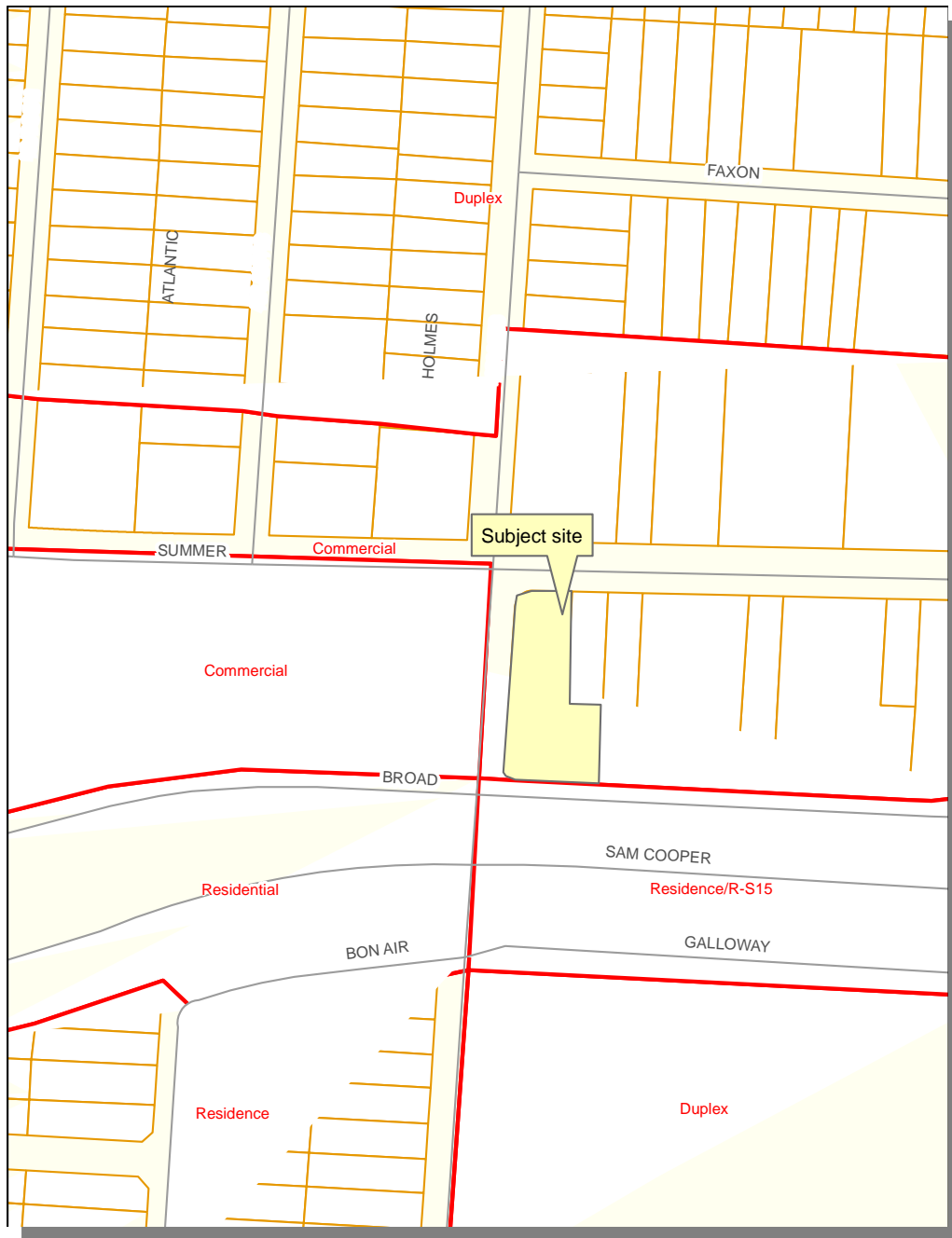
EXISTING LAND USE & ZONING: Commercial Mixed-Use (CMU-3)

**OFFICE OF PLANNING AND DEVELOPMENT
RECOMMENDATION:** Approval with Conditions

CONCLUSIONS:

The subject site is an approximately .63 acre site situated at 3297 Summer Avenue. The subject site is improved land and surrounded by Commercial Mixed-Use and Residential Land-Uses. The applicant proposes a one story used auto sales establishment that is consistent with the commercial character of Summer Avenue.

LAND USE AND ZONING MAP



SURROUNDING LAND USES AND ZONING:

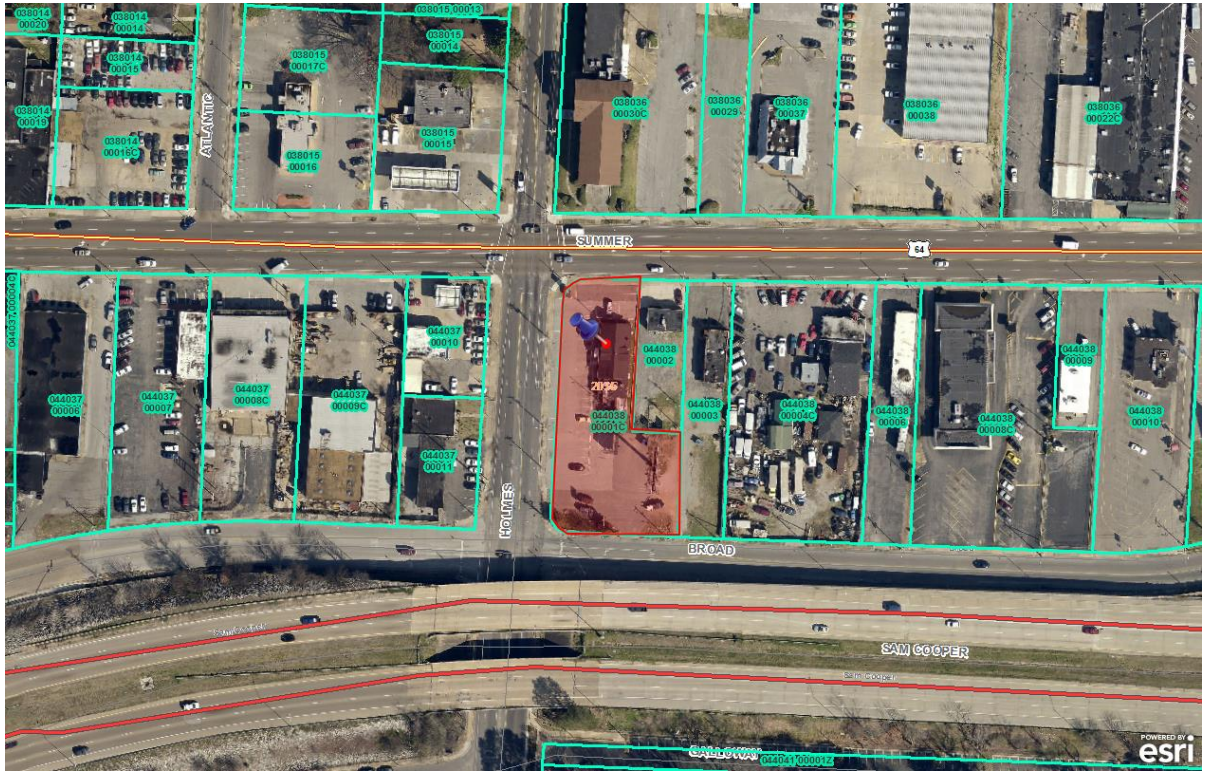
North: Residential

East: CMU

South: CMU

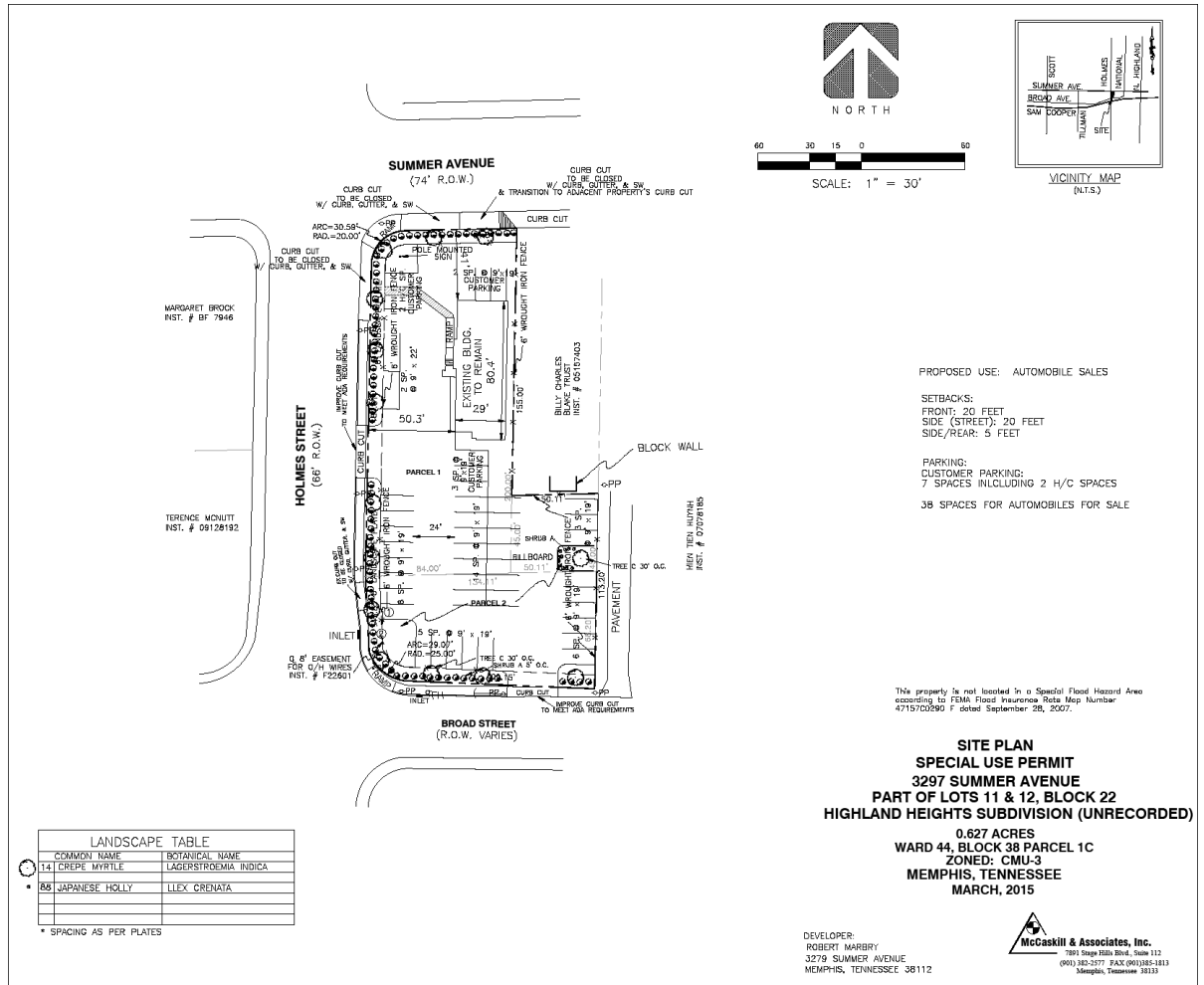
West: CMU

Aerial of Site



The subject site has frontage along Summer Avenue and Holmes Street.

Site Plan







STAFF ANALYSIS:

Site Characteristics:

The owners of J.R.'s Auto Sales currently operate a used auto sales business west of the subject site. As of this moment J.R.'s Auto sales use the subject site to store and sale used automobiles, although they did not submit the appropriate SUP application to allow such a use.

The subject site is an approximately 0.63 acre site located at 3297 Summer Avenue. The subject site is improved land and surrounded by Commercial Mixed-Use with residential zoning north of the site. The frontage of the site will require infrastructure improvement. The used auto sales location, if approved, will have a streetscape that is consistent with the UDC and future proposed development along Summer Avenue.

Site Plan:

The applicant is proposing to reuse an approximated 2,000 square foot, one story building as an used auto sales office. The applicant is in the process of providing elevations for the auto sales office to OPD.

The display area of the site will be head in or backed in parking that is surrounded by irrigated landscaping to the site. The applicant will also construct a six (6) foot wrought iron fence to the perimeter of the site as well as improve the curb cuts to the site by either closing them or improving them to meet the City of Memphis standards.

Conclusion:

The applicant is requesting to develop an existing improved lot along Summer Avenue as a used auto sales establishment. The property is surrounded by commercial mixed use properties on all sides with the exception of its northern boundary which is residential; however, freeway, Sam Cooper Blvd., serves as a separation between the residential area and this proposed development. The applicant proposes to reuse the existing building and provide a landscape plan that calls for trees, additional shrubbery and also to significantly improve the existing infrastructure to the frontage of the site. This development will increase the tax base for the City of Memphis and add aesthetics to a once vacant property. This proposal will be consistent with the area and will add to the Summer Avenue commercial corridor.

RECOMMENDATION: Approval with conditions

Conditions for SUP15-206

1. The subject site shall comply with the site plan as approved by the City Council.
2. The applicant shall comply with the landscape plan as approved by OPD.
3. The applicant shall provide landscaping to the site, in addition to what is identified by the UDC, and all landscaping shall be in compliance with the UDC Section 4.6.9 and landscape plan as submitted.
4. The site shall have an electronic underground irrigation system.
5. The applicant shall identify the dimensions of all signage to the site and signage shall be in compliance with the CMU-3 Zoning District; however, detached signs shall be designed as monument signs only.
6. The applicant shall erect a six (6) foot-height wrought iron fence at the perimeter of the site.
7. The applicant shall provide a minimum of six (6) parking spaces to the site, to include two (2) ADA parking spaces. These spaces shall not be used to store vehicles, employee parking or storage. These spaces shall be the closest spaces to the building.
8. Vehicles shall not be parked or stored in planting areas and storage of any material or item shall be prohibited in any outdoor parking stall.
9. Megaphones are a prohibited use for this property.
10. The test driving of vehicles shall not be permitted on residential streets.
11. The repair and/or servicing of vehicles are prohibited outside of the building.
12. The applicant shall submit final plans for the MOC process.
13. The applicant shall submit a final plan for the site and building elevations to OPD prior to case being heard at the Memphis City Council.

GENERAL INFORMATION:

Planning District: Jackson

Census Tract: 022023

Street Frontage: Summer Avenue and Holmes Street

Municipal Annexation Reserve Area:

Zoning Atlas Page: 2035

Parcel ID: 078037 B000140C

Zoning History: CMU-3

DEPARTMENTAL COMMENTS:

The following comments were provided by agencies to which this application was referred:

City Engineer: Comments received.

1. Standard Subdivision Contract as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. City sanitary sewers are available at developer's expense.
3. The developer shall extend sanitary sewers through the site to serve upstream properties.

Curb Cuts/Access:

4. The City Engineer shall approve the design, number and location of curb cuts.
5. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
6. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards,
7. The existing nonconforming curb cuts on Summer Avenue shall be closed with curb, gutter and sidewalk and shall construct a transition for the curb cut on the adjacent Billy Blake property to the east. No access to Summer Avenue will be permitted
8. The existing nonconforming curb cut on Holmes Street near the center of site shall

be reconstructed to meet current City Of Memphis standards, all to the satisfaction of the City Engineer and at the developer's expense.

9. The existing nonconforming curb cut on Holmes Street near the intersections of Summer Avenue and Broad Avenue shall be closed with curb, gutter and sidewalk.
10. The existing nonconforming curb cut on Broad Avenue shall be reconstructed to meet current City Of Memphis standards, all to the satisfaction of the City Engineer and at the developer's expense.

Drainage:

11. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.

General Notes:

12. The width of all existing off-street sewer easements shall be widened to meet current city standards.
13. Required landscaping shall not be placed on sewer or drainage easements.

City Fire Division:	No Comment
City Real Estate:	No comments received.
City/County Health Department:	No comments received.
City Board of Education:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	MLGW has reviewed the referenced application, and has no objection.
Bell South:	AT&T Tennessee has no comment.
Memphis Area Transit Authority (MATA):	No comments received.
OPD-Regional Services:	No comments received.
Neighborhood Associations:	No comments received.